

Maison Beaurepaire 425 m²



PRIX DE VENTE : 890 000 €

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DESCRIPTION

Nestled in the heart of Les Herbiers, just 15 minutes from the Puy du Fou, this property offers a rare balance: the convenience of a town-center lifestyle combined with the privacy of a 1,800 m² enclosed park.

A true, unsuspected oasis from the street, this character residence has been carefully renovated to marry classic charm with modern comfort. With a recent price adjustment, it now represents a significant opportunity for those seeking a unique project.

Architecture Designed for Versatility

The main residence stands out for its generous volumes. On the ground floor, living spaces flow seamlessly around a vast 70 m² lounge, where natural stone floors and a fireplace create an authentic, welcoming atmosphere. The renovation has preserved timeless character elements—parquet flooring and woodwork—while ensuring a functional, easy-to-live-in home. With 7 bedrooms in total, the property offers private, intimate space for every family member.

A Distinctive Professional Asset

The property includes an attached three-level house with complete autonomy. This configuration is ideal for harmonizing private life with professional activity without any intrusion.

This space is perfectly suited for professional practices (healthcare, legal services, notaries, consultancy, etc.). The three-level layout allows for the distinct separation of reception areas, consultation rooms, and administrative space, while offering a prestigious address and optimal accessibility in the city center.

A Privileged Living Environment

The garden—a true green lung in the city center—offers absolute tranquility, complemented by a heated swimming pool (10x5m) and its pool house. A garage and a workshop complete this private estate.

Three Projects, One Address

Thanks to its generous volumes and unique configuration, this property adapts to your ambitions:

A Family Sanctuary: A spacious family home with a private, secure, and expansive garden.

A Professional Practice: The rare opportunity to establish your practice in the city center within a dedicated wing, all while enjoying an exceptional home.

Boutique Hospitality: The property's immediate proximity to the Puy du Fou offers remarkable potential for a charming guest house or boutique B&B.

Why seize this opportunity now?

The property is currently offered with a price adjustment that reflects current market conditions. It is the perfect time to acquire this rare gem, which combines a strategic location in Les Herbiers with exceptional

capacity for living and working.

A private viewing is recommended to fully appreciate the potential and the quality of finishings in this distinguished residence.



CARACTÉRISTIQUES

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| Type de bien : | Maison | Surface : | 425.0 m ² | NB de pièces : | 8 rooms |
| NB de chambres : | 7 bedrooms | | | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 218

Indice d'émission de gaz à effet de serre (GES) : D 47



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